



**Notice of Passing of a Zoning By-law Amendment
By the Corporation of the Town of Collingwood**

Take notice that the Town of Collingwood Council passed [By-law No. 2025-013](#) on **February 24, 2025** under Section 34 of the *Planning Act*.



Location: 9880 Beachwood Road, Collingwood

The subject property is located on the north side of the Beachwood Road, Highway 26 and Sanford Fleming Drive intersection.

Legal Description: LT 70 PL 1082 COLLINGWOOD;
COLLINGWOOD

Area: 0.17 hectares

The purpose of the Zoning By-law Amendment is to establish site-specific zoning provisions to facilitate a proposed future Consent application to create two residential lots for single-detached dwellings with additional residential units (ARUs).

The effect of the R1-15 Zone is to rezone the subject property from Residential First Density (R1) to Residential First Density Exception Fifteen (R1-15) to establish site-specific provisions to permit a reduction of the required minimum lot area from 1,400 square metres to 867 square metres and a reduction of the required minimum lot frontage from 20.0 metres to 12.9 metres.

Public and Agency comments received: All written and oral submissions received in response to the application were considered in making an informed recommendation and decision as summarized in [Staff Report P2025-04](#).

When and how to file an appeal:

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **March 19, 2025**. The appeal package should be sent to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5. The appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*. A copy of the appeal form is available on the Tribunal’s website: <https://olt.gov.on.ca/appeals-process/forms/>

Who can file an appeal:

Any of the following may appeal the decision to the OLT: the applicant; a specified person* or public body*, who before the by-law was passed, made oral submissions at a public meeting or written submissions to Town of Collingwood Council; the registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the Town of Collingwood Council; and the Minister.

*As defined under Section 1(1) of the *Planning Act*

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.